FORM-7[REGULATION-9]

Quarterlyprogressreportforquarterending March/June/sept/**December** of 2024-2025 (year)

I. PARTICULARSOFPROMOTERS			
Promoter's Registration Number/CINNo/Partnershipdeed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2014PTC022492/2014-15	NameofFirm	ANSHUL HOMES PVT. LTD.
FirmAddress:	4TH FLOOR, SIGNATURE TOWER, OPPOSITE HI-TECT HOSPITAL, DANAPUR-KHAGAUL-ROAD, PATNA, BIHAR-801503		
TotalExperienceofpromoterin RealEstatesector	10 YEARS 5 MONTHS		
TotalExperienceinRealEstate afterImplementationofRERA	07 YEARS		
NoofProjectdoneBefore Implementation of RERA	Residential Commercial Residential-cum Commercial Plottedproject	0	0
No of Project done After ImplementationofRERA	Residential Commercial Residential-cum Commercial Plottedproject	03	03

II. PARTICULARSOFPROJECT			
ProjectRegistrationNumber	BRERAP00031-010/172/R-1675	NameofProject/Phase of Registered Project	H2O CITY PHASE 3
NameofPromoter	RAHUL KUMAR	ProjectAddress	Near Shiwala Chowk, Neora, Patna
NameofCo-promoter			
ProjectRegistrationisvalidupto	01-12-2028		
StartingdateofProjectorPhase oftheProject	12-04-2024		
TypeofProjectorPhaseofthe Project	Residential Commercial Residential-cum-Commercial 4,Plottedproject	RESIDENTIAL	
Period of validity of map bythe CompetentAuthority	13-07-2028		

Anshul Homes Pvt. Ltd.

Director

III. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFAPARTMENTS						
Building /Block Number	ApartmentType		Carpet Area	TotalNumber of sanctioned apartments	Total Number of Apartments in Promoter's share - Booked /Allotted-177 Sold-	Total Number of Apartments in Landowner's share - 3. Booked/ Allotted - 91 Sold -
BLOCK D, E, F & G	1. 1BHK 2. 2BHK 3. 3BHK 4. 4 BHK 5. LIG 6. EWS -	0 0 242 08 38 39	2236.94 Sq. Ft. 35545.48 Sq. Ft. 31837.63 Sq. Ft. 10249.6 Sq. Ft.	250 Flats + 77 (LIG/EWS)	Percentage of booking 54.12%	Percentage ofbooking 27.82%

IV. DISCLOSUREOFSOLD/BOOKEDINVENTORYOFGARAGES			
Building/BlockNumber	Total Number of Sanctioned Garages	TotalNumberofGarages: Booked/Allotted - Sold -	

V. DETAILSOFBUILDINGAPPROVALS (IfalreadyfiledalongwithRegistrationApplication,thenthereisnoneedoffurtherfiling)					
S.No.	Name of the Approval / N.O.C./ Permission / Certificate	IssuingAuthority	Applied Date	Issuance Date	Enclosed as AnnexureNo.
1.	NOCforEnvironment	**MOEF**	29-08-2022	26-09-2022	1269/2020
2.	FireN.O.C.	**STATE FIREOFFICER**	03-06-2022	11-07-2022	269/2022
3.	WaterSupplyPermission	N/A	N/A	N/A	N/A
4.	NOC fromAirportAuthority of India	**AAI**	30-09-2020	07-10-2020	PATN/EAST/B/093020/480641
5.	OtherApproval(s),ifany, required for the Project.	N/A	N/A	N/A	N/A

Anshul Homes Pvt. Ltd.

Director

VI.	CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-D)		
1.	PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED)(TobeadedforeachBuilding/Wing)		
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	0%	30/12/25
2.	Basements(ifany)	N.A	
3.	Podiums(ifany)	N.A	
4.	Plinth	N.A	
5.	StiltFloor	0%	15-9-25
6.	SlabsofSuperStructure	0%	15-11-26
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	15-05-28
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	15-04-27
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-10-28
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all other requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.	0%	30-10-28

Anshul Homes Pvt. Ltd.
Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VI.	CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-E)		
1.	PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED) (TobeadedforeachBuilding/Wing)		
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	40%	15-3-25
2.	Basements(ifany)	0%	30-10-25
3.	Podiums(ifany)	N.A	
4.	Plinth	0%	1-01-26
5.	StiltFloor	N.A	
6.	SlabsofSuperStructure	0%	30-3-27
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	15-6-27
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-27
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	30-5-27
10.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all otherExternalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-11-27
11.	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.	0%	15-1-28

Anshul Homes Pvt. Ltd.
Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-F)			
1. PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED) (TobeadedforeachBuilding/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	10%	30-3-25
2.	Basements(ifany)	0%	30-10-25
3.	Podiums(ifany)	N.A	
4.	Plinth	0%	
5.	StiltFloor	N.A	30-11-25
6.	SlabsofSuperStructure	0%	30-3-27
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	30-12-27
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	30-9-27
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-10-28
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all otherrequirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.	0%	30-11-28

Anshul Homes Pvt. Ltd.
Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-G)			
1. PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED) (TobeadedforeachBuilding/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	10%	30-3-25
2.	Basements(ifany)	0%	30-10-25
3.	Podiums(ifany)	N.A	
4.	Plinth	0%	
5.	StiltFloor	N.A	30-11-25
6.	SlabsofSuperStructure	0%	30-3-27
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	30-12-27
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	30-9-27
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-10-28
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all otherrequirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.	0%	30-11-28

Anshul Homes Pvt. Ltd.
Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VII.AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	0	31-10-28
2.	Water Supply	YES	0	31-10-28
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	0	31-10-28
4.	StormWaterDrains	YES	0	31-10-28
5.	Landscaping&TreePlanting	YES	0	31-10-28
6.	StreetLighting	YES	0	31-10-28
7.	CommunityBuildings	YES	0	31-10-28
8.	Treatment and Disposal of SewageandSullageWater	YES	0	31-10-28
9.	SolidWasteManagement&Disposal	YES	0	31-10-28
10.	WaterConservation/Rain Water Harvesting	YES	0	31-10-28
11.	EnergyManagement	YES	0	31-10-28
12.	FireProtectionandFire Safety Requirements	YES	0	31-10-28
13.	ClosedParking	YES	0	31-10-28
14.	OpenParking	YES	0	31-10-28
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	0	31-10-28
16.	Others(OptiontoAdd More)	YES	0	31-10-28

Anshul Homes Pvt. Ltd.

Director

AR. RAKESH RANJAN RAJ

CA / 1986 / 9665

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGEOF ACTUAL WORK DONE(As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	InternalRoadsandfoot paths			
2.	WaterSupply			
3.	SewerageChambersSeptic Tank			
4	Drains			
5.	Parks,LandScapingand Tree Planting			
6.	StreetLighting			
7.	Disposalofsewage&sullage water			
8.	Waterconservation/Rain Water Harvesting			
9.	EnergyManagement			

IX. GEOTAGGEDANDDATEPHOTOGRAPHOF(EACHBLOCK)OFTHE PROJECT			
(A)	Sr.No.		
	1.	FrontElevation	
	2.	RearElevation	
	3.	SideElevation	
(B)		Photographofeachfloor	

Anshul Homes Pvt. Ltd.

Director

X. FINANCIALPROGRESSOFTHEPROJECT		
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	ProjectAccountNo.	7148919409
2.	Estimated Cost of the Project including land cost atthe start of the Project	75,00,00,000
3.	EstimatedDevelopmentCost of theProjectatthe startoftheProject.(ExcludingLandCost)	
4.	AnyVariationinDevelopmentCostwhichisdeclared atthe start of the Project.	
5.	AmountreceivedduringtheQuarter	20,10,53,91
6.	ActualCost IncurredduringtheQuarter	20,10,39,70
7.	Netamountatend oftheQuarter	1421
8.	TotalexpenditureonProject**tilldate**	20,10,39,70
9.	CumulativefundcollectedtilltheendofQuarterin question	37,16,33,58
10.	Cumulative expenditure done till the end of Quarter in question	37,08,06,59

XI. DETAILSOFMORTGAGEORCHARGEIFANYCREATED

XII.MISCELLANEOUS		
A	ListofLegalCases(ifany)–OnProject/Promoter	
1.	CaseNo.	N/A
2.	NameofParties	N/A
3.	NoofExecutionCasesagainstthisproject CaseNo. NameofParties	N/A
4.	NoofSuo-MotocasesagainstthisProject CaseNo. NameofParties	N/A
5.	NoofCertificatecases/PDRcasesagainstthis project CaseNo. NameofParties	N/A

Anshul Homes Pvt. Ltd.

Director

B	Sale/AgreementforSale during the Quarter	
1.	SaleDeed	0
2.	AgreementforSale	22
3.	No.ofpossessionsgiventoallottees	0
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weathertheprojectinprogressisaspertimescheduleorlaggingbehind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Anshul Homes Pvt. Ltd.

Director

SignatureofPromoter
Name: RAHUL KUMAR
Date:

CHARTERED ACCOUNTANT'S CERTIFICATE

ANSHUL HOMES PRIVATE LIMITED

SIGNATURE TOWER 4TH FLOOR, SAGUNA MORE, PATNA-801503

Progress Report

F.Y: 2024-25 QTR - 3 (OCT-DEC)

H20 CITY phase III

Opening Balance	Amount Recived	Own fund	Amount Spent/ Adj		Closing Balance
339.60	2,01,05,051.00	.	2,01,03,970.04		1,420.56

Anshul Homes Pvt. Ltd.

Director

Rahul Kumar

Director

M/s Vivekanand Ashish Pranay & Co. PATNA Chartered Accountants

(CA. PRANAY KUMAR)

PARTNER

MEM.NO.-433157

UDIN- 25433157BMIQTW9326

(1)	2	3
1	**Project Account No.**	7148919409
2	**Estimated Cost of the Project including land cost at the start of the quarter**	75,00,00,000/-
3	**Amount received during the Quarter**	20105391
4	**Actual cost during the Quarter**	20103970
5	**Net Amount at end of the Quarter**	1421
6	**Total Expenditure on Project till date**	20103970
7	**Cumulative Fund collected till the end of Quarter in question**	37163358
8	**Cumulative Expenditure done till the end of Quarter in question**	37080659

VIII. MISCELLANEOUS

A	**List of Legal Cases (If any)**	
1	Case No.	NIL
2	Name of parties	NIL
B	**Sale/ Agreement for sale during the quarter**	
1	Sale Deed	NIL
2	Agreement for Sale	22

Undertaking

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve. Signature of Promoter

Signature of Promoter

Anshul Homes Pvt. Ltd.

Director

Name: RAHUL KUMAR

Date : 13-Jan-25

FOR VIVEKANAND ASHISH PRANAY & CO.
CHARTERED ACCOUNTANTS

M/s Vivekanand Ashish Pranay PATNA Chartered Accountants

(CA. PRANAY KUMAR)
PARTNER
MEM.NO.-433157
UDIN- 25433157BMIQTW9326

VI.	CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-D)		
1.	PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED)(TobeadedforeachBuilding/Wing)		
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	0%	30/12/25
2.	Basements(ifany)	N.A	
3.	Podiums(ifany)	N.A	
4.	Plinth	N.A	
5.	StiltFloor	0%	15-9-25
6.	SlabsofSuperStructure	0%	15-11-26
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	15-05-28
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	15-04-27
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-10-28
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Anyotheractivities	0%	30-10-28

Anshul Homes Pvt. Ltd.

Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VI.	CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-E)		
1.	PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED) (TobeadedforeachBuilding/Wing)		
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	40%	15-3-25
2.	Basements(ifany)	0%	30-10-25
3.	Podiums(ifany)	N.A	
4.	Plinth	0%	1-01-26
5.	StiltFloor	N.A	
6.	SlabsofSuperStructure	0%	30-3-27
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	15-6-27
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-27
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	30-5-27
10.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all otherExternalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-11-27
11.	requirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.	0%	15-1-28

Anshul Homes Pvt. Ltd.
Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VI.	CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-F)		
1.	PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED) (TobeadedforeachBuilding/Wing)		
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	10%	30-3-25
2.	Basements(ifany)	0%	30-10-25
3.	Podiums(ifany)	N.A	
4.	Plinth	0%	
5.	StiltFloor	N.A	30-11-25
6.	SlabsofSuperStructure	0%	30-3-27
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	30-12-27
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	30-9-27
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-10-28
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all othcrrequirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale.	0%	30-11-28

Anshul Homes Pvt. Ltd.

Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VI. CONSTRUCTIONPROGRESSOFTHEPROJECT (BLOCK-G)			
1. PlanCaseNo.PMAA/PRN/NEORA/BIHTA/ BLOCK-A & B-LB+UB+G+14, BLOCK-C-EWS/LIG-G+08, BLOCK-D-LIG/EWS G+13, BLOCK-E & F-LB+UB+G+13, BLOCK-G-LB+UB+G+11/26/2020(REVISED) (TobeadedforeachBuilding/Wing)			
S.No. (1)	Tasks/Activity(2)	Percentageof Actual Work Done (Ason dateof theCertificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation(ifany)	10%	30-3-25
2.	Basements(ifany)	0%	30-10-25
3.	Podiums(ifany)	N.A	
4.	Plinth	0%	
5.	StiltFloor	N.A	30-11-25
6.	SlabsofSuperStructure	0%	30-3-27
7.	Internalwalls,InternalPlaster, Floorings,DoorsandWindows within Flats /Premises.	0%	30-12-27
8.	Sanitary Fittings within the Flat/Premises,ElectricalFittings within the Flat/Premises	0%	30-9-28
9.	Staircases, Lifts Wells and Lobbies at each Floor level, OverheadandUnderground Water Tanks.	0%	30-9-27
10.	Externalplumbingandexternal plaster,elevation,completionof terraces with waterproofing of the Building/Wing.	0%	30-10-28
11.	Installation of Lifts, water pumps,FireFightingFittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all otherrequirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale.	0%	30-11-28

Anshul Homes Pvt. Ltd.

Director

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

VII.AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	CommonAreas andFacilities	Proposed(Yes/No)	Percentage of actual WorkDone (Asondate of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	YES	0	31-10-28
2.	Water Supply	YES	0	31-10-28
3.	Sewerage (Chamber, Line,SepticTank,STP)	YES	0	31-10-28
4.	StormWaterDrains	YES	0	31-10-28
5.	Landscaping&TreePlanting	YES	0	31-10-28
6.	StreetLighting	YES	0	31-10-28
7.	CommunityBuildings	YES	0	31-10-28
8.	Treatment and Disposal of SewageandSullageWater	YES	0	31-10-28
9.	SolidWasteManagement&Disposal	YES	0	31-10-28
10.	WaterConservation/Rain Water Harvesting	YES	0	31-10-28
11.	EnergyManagement	YES	0	31-10-28
12.	FireProtectionandFire Safety Requirements	YES	0	31-10-28
13.	ClosedParking	YES	0	31-10-28
14.	OpenParking	YES	0	31-10-28
15.	ElectricalMeterRoom,Sub-Station, Receiving Station	YES	0	31-10-28
16.	Others(OptiontoAdd More)	YES	0	31-10-28

Anshul Homes Pvt. Ltd.
Director

AR. RAKESH RANJAN RAJ
CA / 1986 / 9665

ENGINEER'S CERTIFICATE

Date: 06-01-2025

To,

Anshul Homes Pvt. Ltd.

Office Address- Signature Tower, 4th Floor, Opposite Hi-Tech Hospital, Danapur Khagaul Road, Patna, Bihar-801503

Subject: Certificate of cost incurred for Development of the group housing project "H2O CITY PHASE 3" [State RERA Registration Number: BRERAP00031-010/172/R-1675/2024] situated on the plot bearing final plot nos.- 713(P),714(P), 715, 721(P), 735, 736(P), 752(P), 753, 1676(P) at Mauza-Neora, District- Patna demarcated by its boundaries (latitude-25.5677°N and longitude-85.0029°E of the end points) admeasuring 17724.08 sqm area are being developed by ANSHUL HOMES PVT. LTD.

Ref: State RERA Registration Number: BRERAP00031-010/172/R-1675/2024

Sir,

I SCON CONSULTANTS PVT. LTD., undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot Nos.- 713(P),714(P), 715, 721(P), 735, 736(P), 752(P), 753, 1676(P) at Mauza- Neora District-Patna of division-Bihta, Village-Neora, District-Patna, PIN-801105 admeasuring 17724.08 sqm area are being developed by ANSHUL HOMES PVT. LTD.

1) Following technical professionals are appointed by Owner / Promoter :-
   a) ARCHITECT- SMRITI ARCHITECTS
   b) SCON CONSULTANTS AS STRUCTURAL CONSULTANT
   c) QUANTITY SURVEYOR
   d) ELECTRICAL CONSULTANT-KRISHNA GOPAL PRASAD
   e) PLUMBING CONSULTANT – ENVIROMENTAL ENGG.
   f) SHUBHAM CONSULTANT AS SOIL GEO-TECH CONSULTANT

2) We have estimated the cost of Civil. MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the project as per the specification mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Developers / Consultants. The assumption of the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 75,00,00,000 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil. MEP and allied works required to be completed

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for the purpose of obtaining occupation certificate / completion certificate for the building from the PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated Cost incurred till date is calculated as Rs.5,13,96,269/- (Total of Table A and B). The amount of estimated cost incurred is calculated on the base of amount of Total Estimated Cost.
5) The Balance Cost of completion of the Civil, MEP and Allied Works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (Planning Authority) is estimated at Rs.69,86,03,731/- (Total of Table A and B).
6) I certify that the Cost of the Civil, MEP and Allied works for the aforesaid Project as Completed on the date of this certificate is as given in Table A and B are as below:

TABLE-A

Sl. No.	Particulars	Amount (in Rs)
01	Total Estimated cost of the building as on date of Registration.	71,25,00,000
02	Cost incurred as on date (Based on Estimated Cost) excluding land cost.	4,98,31,654
03	Work done in Percentage (as Percentage of the estimated cost)	6.99%
04	Balance Cost to be incurred (Based on Estimated Cost)	66,26,68,346

TABLE-B

Sl. No.	Common Area and Facilities Amenities	Amount (in Rs)
01	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on date of Registration is	3,75,00,000
02	Cost incurred as on (based on the Estimated Cost)	15,64,615
03	Work done in Percentage (as Percentage of the estimated cost)	4.17%
04	Balance Cost to be Incurred (Based on Estimated Cost)	3,59,35,385
05	Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

Anshul Homes Pvt. Ltd.
Director

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